

132.A

0005

0079.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

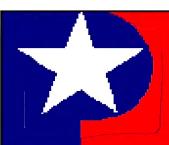
875,000 / 875,000

USE VALUE:

875,000 / 875,000

ASSESSED:

875,000 / 875,000



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		JASON ST, ARLINGTON

## OWNERSHIP

Unit #:	79
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Owner 1: KOURDOV VENCISLAV D

Owner 2: BOLAND-KOURDOV SUSAN P

Owner 3:

Street 1: 81 JASON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1: BRAUN REBECCA E -

Owner 2: -

Street 1: 79 JASON ST

Twn/City: ARLINGTON

St/Prov:	MA	Cntry	Own Occ:	N
Postal:	02476		Type:	

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Aluminum Exterior and 3196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7921														G9		

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	873,000	2,000		875,000		290684
							GIS Ref
							GIS Ref
							Insp Date
							08/15/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	873,000	2000	.		875,000		Year end	12/23/2021
2021	102	FV	905,700	2000	.		907,700		Year End Roll	12/10/2020
2020	102	FV	891,800	2000	.		893,800	893,800	Year End Roll	12/18/2019
2019	102	FV	782,400	2000	.		784,400	784,400	Year End Roll	1/3/2019
2018	102	FV	691,000	2000	.		693,000	693,000	Year End Roll	12/20/2017
2017	102	FV	629,200	2000	.		631,200	631,200	Year End Roll	1/3/2017
2016	102	FV	619,700	2000	.		621,700	621,700	Year End	1/4/2016
2015	102	FV	562,800	2000	.		564,800	564,800	Year End Roll	12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
BRAUN REBECCA E	75293-315	2	8/4/2020		897,500	No	No			15565
DUMRUL SEYDA,	67792-312		8/11/2016		703,678	No	No			
DUMRUL SEYDA &	64081-5		8/15/2014	Convenience		1	No	No		
MARINI ALESSAND	50375-77		11/20/2007		450,000	No	No			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/14/2018	1319	Re-Roof	23,565	C					9/21/2020	SQ Returned	MM	Mary M
4/12/2011	266	Wood Dec	7,000						9/9/2020	SQ Mailed	MM	Mary M
									8/15/2018	Measured	DGM	D Mann
									3/21/2017	SQ Returned	MM	Mary M
									2/14/2008	External Ins	BR	B Rossignol
									1/3/2007	Permit Visit	BR	B Rossignol

Sign:  VERIFICATION OF VISIT NOT DATA  

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc

CND

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good			1 SINK IN BMT.													
Sty Ht: 2H - 2 & 1/2 Sty				A Bath: 1	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																
Foundation: 3 - BrickorStone				A 3QBth: 1	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																
Prime Wall: 3 - Aluminum				A HBth: 1	Rating:																
Sec Wall: 1	%			OthrFix: 1	Rating: Fair																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid   Desc: Line 1   # Units 1													
Color: WHITE				A Kits: 1	Rating:																
View / Desir:				Fpl: 1	Rating: Very Good																
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:																
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>																	
Year Blt: 1915	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdict: G17	Fact: .			Floor: M - Multi-Level				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Const Mod:				% Own: 48.900001526				Exterior:	No Unit	RMS	BRS	FL									
Lump Sum Adj:				Name:				Interior:	1	8	5										
<b>INTERIOR INFORMATION</b>								Additions:													
Avg Ht/FL: STD								Kitchen:													
Prim Int Wal: 2 - Plaster								Baths:													
Sec Int Wall: 1	%							Plumbing:													
Partition: T - Typical								Electric:													
Prim Floors: 3 - Hardwood								Heating:													
Sec Floors: 1	%			Total: 10.8	%			General:													
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>																	
Subfloor:				Basic \$ / SQ: 305.00				<b>COMPARABLE SALES</b>													
Bsmnt Gar:				Size Adj.: 0.97853565				Rate	Parcel ID	Typ	Date	Sale Price									
Electric: 3 - Typical				Const Adj.: 0.99989998																	
Insulation: 2 - Typical				Adj \$ / SQ: 298.424																	
Int vs Ext: S				Other Features: 92921																	
Heat Fuel: 2 - Gas				Grade Factor: 1.10																	
Heat Type: 1 - Forced H/Air				NBHD Inf: 0.85000002																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100	% AC: 100			LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 978648																	
% Com Wal	% Sprinkled			Depreciation: 105694																	
				Depreciated Total: 872954																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>																					
<b>PARCEL ID</b> 132.A-0005-0079.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
22	Wood Deck	D	Y	1	8X14	G	GD	2011	18.66	T	4.8	102			2,000		2,000				
More: N	Total Yard Items:	2,000	Total Special Features:		Total:	2,000															
<div style="display: flex; justify-content: space-between;"> <div style="flex: 1;"> <p>UnSketched SubAreas: GLA: 3196,</p> </div> <div style="flex: 1;">  </div> </div>																					